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44 Parkfield Drive, Frodsham, WA6 0BL

£250,000

SEMI DETACHED HOUSE, THREE BEDROOMS, OPEN PLAN LIVING/DINING ROOM WITH FEATURE FIREPLACE AND BI FOLD DOORS TO THE REAR GARDEN, PARKING FOR SEVERAL VEHICLES, LARGE REAR GARDEN, UPVC DOUBLE GLAZING, SOUGHT AFTER LOCATION, IMMACULATE THROUGHOUT, SOLAR PANELS, VIEWING HIGHLY RECOMMENDED!

We are delighted to offer for purchase this immaculate semi detached property which is situated in a sought after location and offers good sized family accommodation. The accommodation briefly comprises: Entrance hallway, open plan living/dining room with Bi fold doors leading out to a decked patio area, fitted kitchen with built in appliances, first floor landing, three bedrooms and a bathroom/w.c. Externally the property has a garden and off road parking for several vehicles to the front elevation along with a large rear garden and decked patio area. Viewing highly recommended.

ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

LIVING/DINING AREA



Fabulous open plan living space with a Upvc double glazed window to the front elevation and Bi fold doors leading out to the rear decked area, coved ceiling, feature fireplace and vertical radiator.

KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, integrated fridge freezer, built in electric oven, microwave and gas hob with stainless steel extractor, part tiled walls, ceramic tiled floor, Upvc double glazed exterior door.

LANDING



With a Upvc double glazed window to the side elevation.

MASTER BEDROOM



Good sized master bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM TWO



Second double bedroom with a Upvc double glazed window to the front elevation.

BEDROOM THREE



Good sized third bedroom with a Upvc double glazed window to the rear elevation.

BATHROOM



Fitted with a three piece suite comprising: Pedestal wash hand basin, low level w.c and panelled bath with shower and glass screen, part tiles walls, Upvc double glazed window to the front elevation.

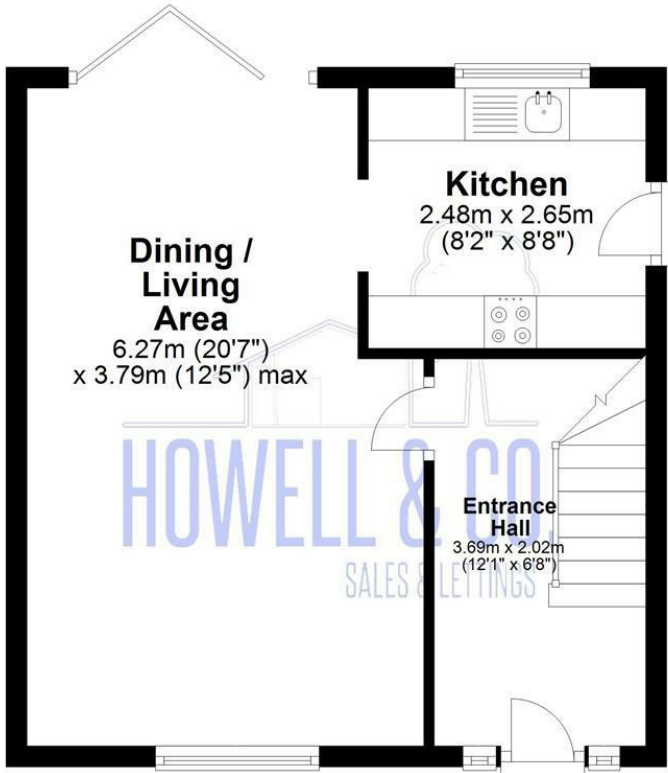
OUTSIDE



Externally the property has excellent off road parking and gardens to the front elevation along with a large rear garden which is mainly laid to lawn with decked patio area and garden shed.

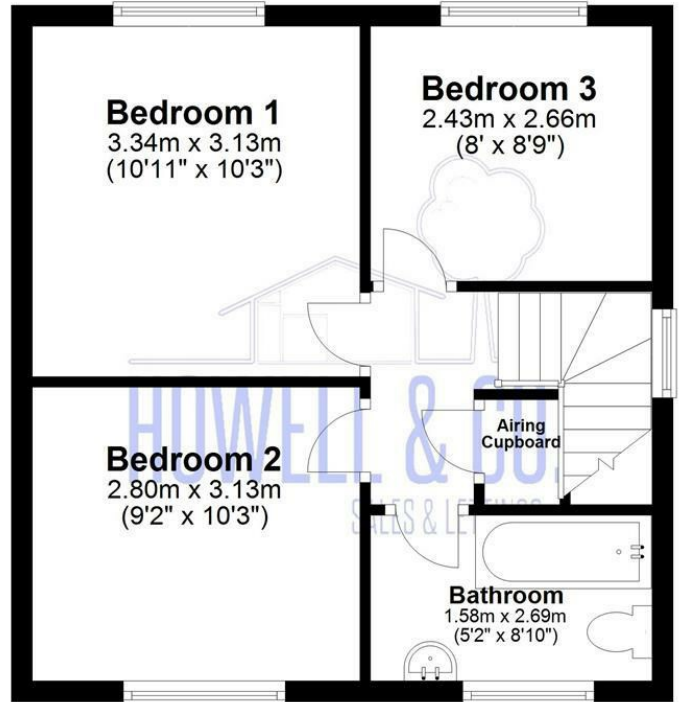
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	